

Applicant	Wild Acres Group/RCL Management Self Storage	
Request	Site Plan Level III approval of a 7-story, self-storage building with ground floor offices, accompanied by a rezoning request from B-1 to B-2.	
Location	NE corner of SR 84 and Miami Road 701-705 SE 24 th Street	
Legal Description	A portion of Parcel "A" Everglades Terminal Co. Sub. as recorded in P.B. 68, Page 38.	
Property Size	42,600 SF (.97 acres)	
Existing/Proposed Zoning	B-1 and I (Industrial)/B-2 and I (Industrial)	
Existing Land Use	Two vacant single story CBS buildings (To Be Demolished)	
Future Land Use Designation	Employment Center and Industrial	
Comprehensive Plan Consistency	The Industrial zoning is consistent with the Comprehensive Plan; the request to rezone a portion of the property from B-1 to B-2 that is also designated Employment Center on the Land Use Map, will require the allocation of commercial flexibility acreage.	
Other Required Approvals	City Commission by Ordinance	
Applicable ULDR Sections	47-24.2.A.3.c. 47-24.4 47-25.2 47-28.1.J. 47-25.3	
Setbacks/Yards Front (S) Corner side (W) Side (N&E)	Required (with new zoning)	Proposed
	B-2=5' I=N/A	20'
	None	20'
	None	5'-7" 51'-2"
Building Height	Both zoning districts=150'	82'-5"
Floor Area	N/A	116,808 SF/2.74 FAR
VUA Landscaping	N/A	N/A
Parking	23	23
Notification Requirements	47-27.4.A.1 Site Plan Level III sign notice 47-27.5.C.1 & 3 Rezoning mail notice and sign notice	
Action Required	Finding of adequacy, finding of neighborhood compatibility, rezoning with commercial flex recommendation, finding of consistency with the Comprehensive Plan, and site plan level III approval.	
Project Planner Authorized By Approved By	Name and Title	Initials
	Mark McDonnell, AICP, Planner III	
	Chris Barton, AICP, RLA, Principal Planner	
	Marc LaFerrier, Planning and Zoning Director	

Request:

Requested is Site Plan Level III approval for a self storage facility and a rezoning with commercial flex allocation. Because an allocation of commercial flex is required pursuant to Section 47-28.1.J.1.b.i & ii, this proposal must be approved as a Site Plan Level III with a recommendation for rezoning to City Commission by the Planning and Zoning Board.

Property/Project Description:

Proposed is a 116,808 SF, 7-story, self-storage building with ground floor administrative offices located on the northeast corner of SR 84 and Miami in the Harbordale neighborhood. The site currently has split zoning consisting of I-Industrial and B-1 Business. The B-1 zoning district does not permit self-storage buildings, and a request to rezone that portion of the property to B-2 accompanies this site plan. The underlying land use designations on the City Comprehensive Plan are Industrial and Employment Center. The use of Storage is not listed as a Principal Use in the Employment Center land use designation in the Comprehensive Plan; therefore, to allow rezoning to the B-2 zoning designation for the commercial business use (Storage), allocation of Commercial flex is necessary. Section 47-28.1.J.1.b.i & ii of the ULDR list the criteria for allocation of commercial flex, which requires the request for rezoning and also Site Plan Level III approval.

Two single story vacant commercial buildings currently occupy the site. The security checkpoint for Port Everglades is located immediately east of the subject site on S.R. 84. The applicant reports prior dialogue with representatives of Port Everglades and awaits a site plan acceptance letter from that agency. The applicant has also presented the plans to the Harbordale Civic Association which has issued a letter of support for the proposal. Harbordale Civic Association, Inc. also expressed a desire to have a neighborhood entrance sign erected on the subject property, a matter agreed to by the applicant but which will be approached separately.

Parking and Traffic:

Self storage warehouses require one parking space per 5,000 SF of floor area. This site requires and provides twenty-three (23) spaces. Access is proposed from SE 23rd Street which is currently unimproved. The current gravel roadbed is to be improved to City standards with a cul-de-sac to be developed at the eastern terminus. SE 23rd Street runs along the north side of the site, and two-way access is proposed to/from the proposed parking which will also have access to/from S.R. 84.

Two on site loading areas are designed to allow delivery vehicles to back into accessible areas of the building, thereby exposing minimal portions of the vehicles while standing. An existing sidewalk is currently blocked along Miami Road by a wall that will be removed by this development as noted on the plan, and the current seven-foot wide sidewalk along S.R. 84 will transition into the current five-foot wide sidewalk along Miami Road with construction of the missing segment.

Landscaping:

Live Oaks are to be planted along S.R. 84, while Miami Road is shown with Sabal Palms and Cassias along with Fakahatchee Grass and Trinette as ground covers. The parking area is shown with Holly and Live Oak trees, along with several ground covers.

Adequacy and Neighborhood Compatibility:

An Adequacy narrative has been provided and is attached to the site plan. Staff concurs with the findings of the narrative. It should be noted that during the review of this project, the City Information Systems Division commented that this proposal would adversely impact the City's communication networks in the future, and that costs of mitigating the impact on the City's communication networks are to be born by the developer which, due to the severity of impact, could be substantial. Further, it was noted that mitigation resources at sites other than this project location may be required. Finally, it was noted that an internal bi-directional amplifier system will be required to address communication issues within the building. The applicant has agreed to this requirement.

A narrative discussing Neighborhood Compatibility has been provided with this proposal and is attached to the site plan. The building will be very prominent from northbound U.S. 1 and for this reason, staff requested that this building be enhanced with architectural features. The applicant has proposed optional areas for possible future large scale murals/public art, to be viewed by motorists waiting to enter Port Everglades. The parking area will be largely screened from the public right-of-way. The site is bordered by the large fuel storage tanks, parking lots, and other commercial uses.

The Harbordale Civic Association, Inc. has provided written comment that they support this project and the letter is included in the official file (**EXHIBIT 1**).

Rezoning & Comprehensive Plan Consistency:

This property exhibits split zoning with both B-1 and I zoning districts. To allow the self storage use, the 17,437 SF B-1 portion must be rezoned to B-2. One test to determine if the requested rezoning can be supported is to determine consistency with the City Comprehensive Plan. The subject site also has split future land uses identified on the comprehensive plan, Industrial and Employment Center, the latter of which does not allow commercial business uses unless allocation of commercial flexibility is applied. Rezoning requests must comply with the following criteria:

1. The zoning district proposed, B-2, must be consistent with the city's comprehensive plan. The subject site is located within Flex Zone 56. Currently, the measured area available to apply commercial flex is 0.87 acres (or 37,897.2 SF). The B-1 portion of this site that requires rezoning to B-2 is .4002 acres (or 17,437 SF), leaving a balance of 0.4697 acres (or 20,460.2 SF). These calculations are provided at the top of plan sheet A-1 and are accuracy verified.

2. There must be substantial changes to the character of development in or near the area. The applicant reports that since the 911 terrorist attacks, added security measures at Port Everglades have made it difficult to sustain businesses on the site. Further, it is reported that Harbordale has experienced new development of apartments and townhouses, uses typically with little storage options.
3. The character of the area must be suitable for the uses permitted in the proposed zoning district and with the surrounding districts and uses. Surrounding the subject property is B-1 zoning to the north and west with parking lots associated with West Marine. Port Everglades is located to the east, and an open space area under Broward County's jurisdiction is located to the south as noted by the applicant. The applicant further notes that the building is designed to resemble an office building.

The request to rezone from B-1 to B-2 is consistent with the City of Fort Lauderdale Comprehensive Plan, as follows:

Future Land Use Element, Chapter 2, K. Employment Center, 3. "commercial and retail business uses may also be permitted if certified by the Broward County Planning Council in the local land use plan and as long as the total area of these does not consume more than twenty percent of the employment center land within a flexibility zone, and as long as the location of these uses [does] not preclude or adversely affect the future use of surrounding areas for employment center use." The measured area of the requested rezoning is within the allowable flexibility of commercial allocation; therefore, this rezoning request is consistent with the City of Fort Lauderdale's Comprehensive Plan and it is recommended that the Planning and Zoning Board make this finding of consistency.

Prior Reviews:

The Development Review Committee reviewed this proposal on October 12, 2004 and all comments have been addressed except as otherwise stated herein.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Staff Determination:

Should the Board recommend approval of the requested rezoning along with the associated site plan, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval will require the following:
5. A determination of no hazard to air navigation must be issued by the Federal Aviation Administration (FAA).
6. Provide site plan acceptance letter from Port Everglades.
7. Mitigation resources at sites other than this project location may be required to address the impacts of this development on the City's communication network. An internal bi-directional amplifier system may be required to address communication issues within the building.

Attachment

9-ZR-04/01-19-05/mmcd.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant.